

043.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

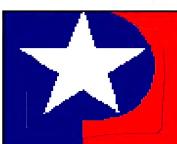
Total Card / Total Parcel

USE VALUE:

1,089,100 / 1,089,100

ASSESSED:

1,089,100 / 1,089,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
104-106		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HECKLY PHILIPPE	
Owner 2: LEIBS-HECKLY MARTHA M	
Owner 3:	

Street 1: 106 PALMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 3025 Square Feet, with 2 Units, 1 Bath, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

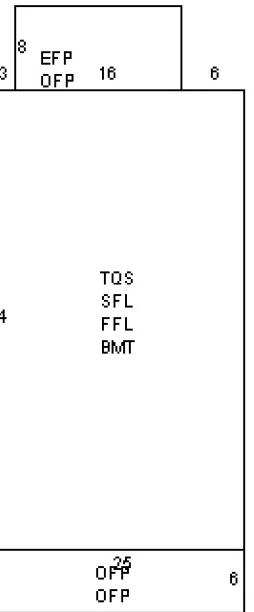
Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 13	- Multi-Garden			Full Bath: 1	Rating: Good															
Sty Ht: 2T	- 2 & 3/4 Sty			A Bath: 1	Rating:															
(Liv) Units: 2	Total: 2			3/4 Bath: 1	Rating: Good															
Foundation: 2	- Conc. Block			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating:															
Prime Wall: 4	- Vinyl			A HBth:	Rating:															
Sec Wall:				OthrFix: 1	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 2	Rating: Good			1st Res Grid Desc: Line 1 # Units 1												
Color: YELLOW				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
View / Desir:				Frl: 1	Rating:			Other												
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper												
Grade: C	- Average			CONDOS INFORMATION				Lvl 2												
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1												
Alt LUC:	Alt %:			Total Units:				Lower												
Jurisdict: G4	Fact: .			Floor:				Totals				RMS: 14	BRs: 7	Baths: 1	HB					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN								
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				Phys Cond: GV	- Good-VG			Interior:	1	6	2									
Avg Ht/FL: STD				Functional:				Additions:	1	8	5									
Prim Int Wal: 2	- Plaster			Economic:				Kitchen: 2002												
Sec Int Wall:				Special:				Baths:												
Partition: T	- Typical			Override:				Plumbing:												
Prim Floors: 3	- Hardwood			Total: 10.8 %			Electric:													
Sec Floors:							Heating:													
Bsmnt Flr: 12	- Concrete						General:	2	14	7										
Subfloor:							CALC SUMMARY				COMPARABLE SALES									
Bsmnt Gar:							Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3	- Typical						Size Adj.: 0.99710739													
Insulation: 2	- Typical						Const Adj.: 0.98000199													
Int vs Ext: S							Adj \$ / SQ: 175.890													
Heat Fuel: 1	- Oil						Other Features: 106000													
Heat Type: 5	- Steam						Grade Factor: 1.00													
# Heat Sys: 2							NBHD Inf: 1.00000000													
% Heated: 100							NBHD Mod:													
Solar HW: NO	Central Vac: NO						LUC Factor: 1.00													
% Com Wal	% Sprinkled						Adj Total: 710732	Juris. Factor: 1.00	Before Depr: 175.89											
							Depreciation: 76759	Special Features: 0	Val/Su Net: 135.44											
							Depreciated Total: 633973	Final Total: 634000	Val/Su SzAd: 209.59											
MOBILE HOME				Make:				Serial #:				Year:	Color:							
SPEC FEATURES/YARD ITEMS																				
PARCEL ID 043.0-0005-0008.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
19	Patio	D	Y	1	8X8	A	AV	1978	6.00	T	32.8	104			300		300			
More: N	Total Yard Items:	300			Total Special Features:								Total:	300						



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,100	52.770	58,044						
FFL	First Floor	1,100	175.890	193,479						
SFL	Second Floor	1,100	175.890	193,479						
TQS	3/4 Story	825	175.890	145,109						
OPP	Open Porch	428	19.950	8,538						
EFP	Enclos Porch	128	47.520	6,083						
Net Sketched Area: 4,681				Total:	604,732					
Size Ad	3025	Gross Area	4956	FinArea	3025					

IMAGE

